143.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,600 / 904,600
					USE VALUE:	904,600 / 904,600
					ASSESSED:	904,600 / 904,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D URSO CATHERINE E
Owner 2:	SILVA DEBORAH M
Owner 3:	
Street 1:	6 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COLE JASON/JANICE E -
Owner 2:	-
Street 1:	6 STEVENS TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1694 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5220.000	443,300		461,300	904,600
Total Card	0.120	443,300		461,300	904,600
Total Parcel	0.120	443,300		461,300	904,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.00 /Parcel: 534.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92483

GIS Ref

GIS Ref

Insp Date 04/20/18

!11078!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	443,300	0	5,220.	461,300	904,600		Year end	12/23/2021
2021	101	FV	424,500	0	5,220.	461,300	885,800		Year End Roll	12/10/2020
2020	101	FV	424,700	0	5,220.	461,300	886,000	886,000	Year End Roll	12/18/2019
2019	101	FV	309,900	0	5,220.	432,400	742,300	742,300	Year End Roll	1/3/2019
2018	101	FV	314,500	0	5,220.	357,500	672,000	672,000	Year End Roll	12/20/2017
2017	101	FV	314,500	0	5,220.	328,700	643,200	643,200	Year End Roll	1/3/2017
2016	101	FV	314,500	0	5,220.	299,800	614,300	614,300	Year End	1/4/2016
2015	101	FV	302,600	0	5,220.	294,100	596,700	596,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:51:46

LAST REV

Date	Time
06/25/21	11:42:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11078

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLE JASON/JANI	1371-140		7/22/2009		600,000	No	No		
BOULANGER ALBER	1324-23		7/31/2006		599,100	No	No		
BLOOM ROBERT	1121-19		12/28/1993		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2020	668	Redo Kit	50,245	O				
6/27/1995	362	Manual	3,600					RENOVATE ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
11/6/2008	Meas/Inspect	345	PATRIOT
11/15/2006	MLS	MM	Mary M
12/14/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92483
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5220		Sq. Ft.	Site		0	80.	1.10	9									461,281						461,300	

Total AC/HA:	0.11983	Total SF/SM:	5220	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	461,281	Spl Credit		Total:	461,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	185.220
Other Features:	100800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496974
Depreciation:	53673
Depreciated Total:	443301

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

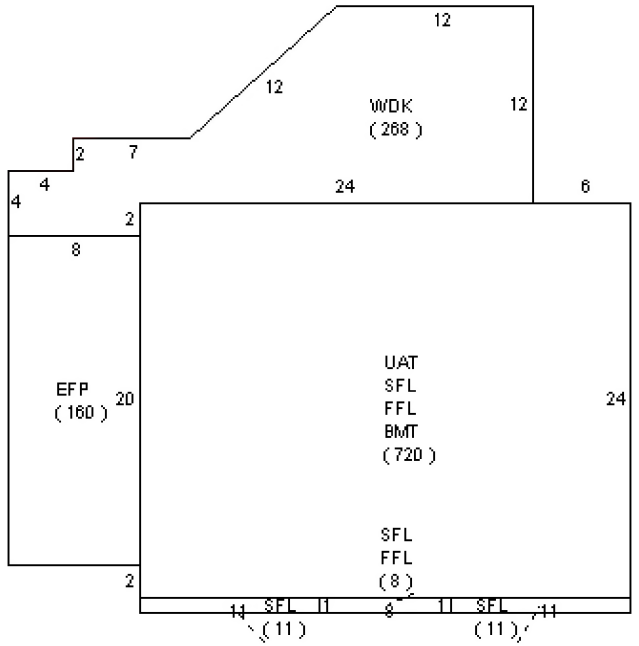
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	203.74
Special Features:	0	Val/Su Net:	157.98
Final Total:	443300	Val/Su SzAd	299.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	185.220	138,915
FFL	First Floor	728	185.220	134,840
BMT	Basement	720	75.570	54,410
WDK	Deck	268	9.540	2,556
UAT	Upper Attic	180	74.090	13,336
EFP	Enclos Porch	160	43.360	6,937

Net Sketched Area:	2,806			Total:	350,994
Size Ad	1478	Gross Area	3346	FinArea	1694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---